

From: [JOHNSON Keith](#)
To: [Hudson, Seth](#); [Miner, Peggy](#); [Chip Humphrey/R10/USEPA/US@EPA](#); [Peterson, Andy](#); [Applegate, Rick](#); [Henry, Clark](#); [Kountz, Steve](#); [cora.iori@epamial.epa.gov](#)
Subject: RE: Portland Industrial Land users Meeting on April 11th
Date: 04/09/2007 11:33 AM

I am not sure what we planning on discussing with respect to Linnton on Wednesday. Assuming it would help the discussion, I will assemble a brief presentation on the site history with respect to contamination, and a little bit on the inwater data we have. I can do handouts and/or a PowerPoint.

Keith

-----Original Message-----

From: Hudson, Seth [mailto:HudsonS@pdc.us]

Sent: Tuesday, March 27, 2007 3:46 PM

To: Miner, Peggy; [humphrey.chip@epa.gov](#); Peterson, Andy; Applegate, Rick; Henry, Clark; Hudson, Seth; Kountz, Steve; [cora.iori@epamial.epa.gov](#); JOHNSON Keith

Subject: Portland Industrial Land users Meeting on April 11th

Hello all,

Well I am continuing to talk with the potential developer of Linnton and the current owner in hopes of having enough information in place for our meeting on April 11. The parties are a little concerned with talking to the group; they appear to be scared that we (the government) will say something that will scare the other party off.

Secondly I have been in conversation with a developer interested in the Marcom Property, I really do not know much about this site but here is some information.

The Property:

The 7.21 acre site on the Willamette River in N. Portland is the former Marcom Shipyard facility. It has been sitting idle since Marcom's bankruptcy in 2004 and has since been a problem for nearby residents and law enforcement as criminal elements been attracted to it as a source for scrap metal to sell for drug money. The current owners have done their best to discourage this activity while at the same time taken steps to bring the property up to a more marketable state. Through a voluntary cleanup agreement with DEQ, extensive soil and groundwater testing has taken place in an effort to characterize the nature of contamination. Numerous old buildings have been demolished and removed.

The developer believes that the property is ideal for complete redevelopment and could serve as a model example for revitalization of Portland's industrial waterfront.

I would like to invite the developer to meet with the group on this project, thoughts, issues, concerns

Here is some more information on the proposed project:

The Proposed Project:

To create an eco-business park, starting with a few proven core tenants, who will also serve as an incubator for startup businesses focused on renewable energy and sustainability. Certain facilities on the property will be developed specifically for the anchor tenants, while others will be general purpose offices, warehouse space, and laboratory space suited to the needs of a wide variety of possible short- and long-term tenants. All new facilities will be designed to meet the latest standards for green building and energy efficiency.

The Anchor Tenants:

A company that has been building wind turbines gearboxes and related systems for 25 years has

extensive relationships with many wind turbine manufacturers, including Vestas America, which PDC has recently assisted in siting a new operation in the Columbia River Gorge

A biodiesel company that has a new production process that may revolutionize the biodiesel industry. Their technology eliminates the need for liquid catalyst and the need to wash the fuel with water. It's a much less resource intensive process than traditional production methods. It also allows for a small footprint facility, with the production equipment for a 10 MGY plant fitting into an 8'x40' container. With two 250k gallon tanks and two 20k gallon tanks, the total footprint for this facility is less than an acre.

a company that is developing processes that use fungi to remediate soils polluted with hydrocarbons. This will offer owners of polluted properties an efficient and less expensive option for cleaning up their sites while keeping thousands of tons of polluted soil out of landfills. They plan to be a full service remediation company, and desire to be located in the heart of Portland Harbor so that they become integral to the cleanup efforts taking place here.

Thanks

Seth Hudson
Sr Economic Development Manager
Portland Development Commission
222 NW Fifth Avenue
Portland, OR 97209
(503) 823-9066